

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
STATUTORY SHORT FORM  
TITLE 33, §775**

39-202

**TYLER W. ESTABROOKS and ANGELA J. ESTABROOKS**, of Canton, County of St. Lawrence, and State of New York, for consideration paid, grant to **CHRISTOPHER P. MOODY**, of Brunswick, County of Cumberland, and State of Maine, with **Warranty Covenants**, a certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals on April \_\_\_\_, 2008.

\_\_\_\_\_  
Tyler W. Estabrooks  
\_\_\_\_\_  
Angela J. Estabrooks

STATE OF NEW YORK

St. Lawrence, ss.

April 7, 2008

Personally appeared the above-named **Tyler W. Estabrooks and Angela J. Estabrooks** and acknowledged the above instrument to be their free act and deed.

Before me,

\_\_\_\_\_  
Notary Public/Attorney-at-Law

Donna J Soper  
(Print Name)

**DONNA J SOPER**  
Notary Public, State of New York  
Reg. No. 01SO5064925  
Qualified in St. Lawrence County  
My Commission Expires 2/26/2010

v) Merry meeting

14805

**EXHIBIT A**

Received Kennebec SS.  
04/10/2008 9:18AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

**PARCEL ONE:**

A certain lot or parcel of land together with the buildings thereon, situated northerly of Gold Street and westerly of Summer Street in the City of Waterville, County of Kennebec and State of Maine, more particularly described as follows, to wit:

Beginning at a 5/8" steel pin set at the intersection of the northerly line of Gold Street and the westerly line of Summer Street; thence N 19° 44' 27" W a distance of 95 feet to a 5/8" steel pin set at the southwest corner of land now or formerly of Anthony Jabar, Jr. and Joan M. Jabar, said Jabars' Deed is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 172; thence N 60° 38' 11" E along the westerly line of said Jabars' land a distance of 66 feet to a point; thence in a general southeasterly direction to a point on the westerly line of Summer Street; thence S 61° 38' 11" W a distance of 66 feet along the westerly line of Summer Street to the point of beginning.

**PARCEL TWO:**

A certain lot or parcel of land together with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point, said point being located North sixty-one degrees thirty-eight minutes eleven seconds East (N 61° 38' 11" E) and sixty-six and zero hundredths (66.00) feet from a 5/8" steel pin with surveyors identification cap set at the intersection of the northerly line of Summer Street and the easterly line of Gold Street; thence North twenty-degrees two minutes twenty-seven seconds West (N 20° 02' 27" W) for sixty-eight and fifty hundredths (68.50) feet to a point; thence North sixty-one degrees fifty minutes five seconds East (N 61° 50' 05" E) for two and thirty-seven hundredths (2.37) feet to a point; thence South twenty-eight degrees two minutes fifty-one seconds East (S 28° 02' 51" E) for sixty-seven and seventy-seven hundredths (67.77) feet to a point in the northerly line of Summer Street; thence South sixty-one degrees thirty-eight minutes eleven seconds West (S 61° 38' 11" W) along the northerly line of Summer Street for eleven and ninety-two hundredths (11.92) feet, more or less, to the point of beginning.

Also conveyed hereby is an easement for the continued placement of a garage now located on land of David M. Paquet, Sr. and a strip two feet wide around the perimeter of said garage for the purpose of maintaining and repairing said garage only. The said easement (including the area of the garage and its 2' maintenance strip) shall be six feet on its northerly side, about twenty feet on its westerly and easterly sides, and eight feet on its southerly side. No expansion of the size of garage may be made.

Reference is also made to a Board of Zoning Appeals decision in July, 1990 granting permission to convey the above premises, a certificate of which shall be recorded in the Kennebec County Registry of Deeds.

Being the same premises conveyed by Deed of Michael C. Lemieux to Tyler W. Estabrooks and Angela J. Estabrooks dated July 3, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7497, Page 200.